

FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

11-178

Orleans

EAS.1286

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Town/City: EASTHAM

Place: (*neighborhood or village*): Eastham Center

Photograph



Address: 5 Lee Court

Historic Name: Charles and Edna Atwood House

Uses: Present: Single Family Dwelling House

Original: Single Family Dwelling House

Date of Construction: [1923-1925]

Source: Deed and mortgage research

Style/Form: Craftsman

Architect/Builder: Unknown

Exterior Material:

Foundation: Concrete

Wall/Trim: Wood shingles/ Wood

Roof: Asphalt shingles

Outbuildings/Secondary Structures:

Garage (late-20th c., Photo 2)

Major Alterations (*with dates*):

None on record

Condition: Good

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.48 acres

Setting: This property is situated within the ponds region west of Eastham Center. The surrounding area includes other 20th century cottages and houses. Lee Court is a short unpaved subdivision off Great Pond Road. This property is set back one parcel from Great Pond and fronts on Great Pond Road. A gravel driveway leads to a detached garage. The parcel is landscaped with mature shrubbery and a split rail fence along Lee Court.

Locus Map



Recorded by: Eric Dray, Preservation Consultant, for

Organization: Eastham Historical Commission

Date (*month / year*): April 2025

INVENTORY FORM B CONTINUATION SHEET

EASTHAM

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☐ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Charles and Edna Atwood House, built in ca. 1924, is two-story Craftsman cottage with a rectangular footprint and a hip roof. In addition to this main block, there are one story ells on both the north and south elevations. The building rests on a concrete foundation. The elevations are clad in wood shingles with plain corner boards. The roof is clad in asphalt shingles and has deeply projecting eaves typical of Craftsman cottage architecture. A brick chimney rises from the roof ridge, and there are solar panels on the west roof slope. Fenestration consists primarily of modern, thermal 1/1 double-hung sash and casement windows.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Incorporated as Nauset Plantation in 1646, and changed to Eastham in 1651, Eastham territory originally extended south to Pleasant Bay and north beyond Wellfleet Harbor. The early development pattern for what we now know as Eastham was impacted by its absence of deep-water harbor facilities. Relatively fertile soil led to dispersed agricultural settlement, but residential and commercial development was concentrated to the north at Wellfleet Harbor and to the south at Town Cove and Pleasant Bay. When the separate towns of Wellfleet and Orleans were created in the late-18th century, Eastham became and remained one of the least populated towns on the Cape throughout the 19th century.

In the 19th century, Eastham was the agricultural center of the Outer Cape. Crops evolved over time; corn and dairy were surpassed in the early-20th century by asparagus and turnips - two crops well suited for the sandy soil. In 1900, 58% of Eastham's workers were employed as farmers, but by 1930 that number had dwindled to 21%. Summer resort development, including cottage colonies and subdivisions of former farmland that would transform Eastham, had begun in earnest in the 1920s as middle-class access to car ownership increased and Cape roads were improved.

This property is part of a six-lot subdivision. The land was owned, presumably as an investment, by Matthew Luce, Jr., Maurice Richardson and Dwight Blancy of Boston. They sold this land in 1923 to Charles F. Atwood of Eastham.¹ This house was in place by 1925, when Charles Atwood took out a \$4,000 mortgage from Seamens Savings Bank, and that mortgage note referenced buildings.² Charles Foster Atwood (1896-1971) married Edna Milford Nickerson (1893-1973) in Watertown in 1914. By the 1920 census, they were living in a rented house on Old Munford Road, and he was working as a "general flats" repairman. By the 1930 census, they were living in Eastham in a house they owned valued at \$6,000, and he was working for "R & W Merchant" which sold shellfish. They appear to have fallen on hard times, perhaps a product of the Great Depression. By the 1940 census, they were living in a rented house on Schoolhouse Road, and he was working in road construction. They had sold this house to Seamans Savings Bank (not identified as a foreclosure deed, but may be) in 1934.³

In 1944, the bank sold this property to George and Florence Clements of Yarmouth, who quickly sold it to Peter A. and Clymena B. Consales of Belmont, MA.⁴ Born in Italy, Peter A. Consales married Clymena Dwelley in Boston in 1933. They lived in Belmont throughout their marriage, and he worked as a surgeon for a private hospital.

The land and house they had acquired in Eastham was 80' back from the shore of Great Pond. In 1951, they bought land between the pond and their property from the Eastham Great Pond Trust. In 1957, they registered the boundaries of this now larger property

¹ Barnstable County Registry of Deeds, Book 394/ Page 290.

² Book 419/ Page 346.

³ Book 498/ Page 233.

⁴ Book 614/ Page 65, Book 615/ Page 317.

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in Land Court and recorded a plan (Figure 2), and in 1960 recorded a new plan, creating a six-lot subdivision with this house on Lot 5 (Figure 3).⁵ In 1961, they sold the entire subdivision to Dorothy and Norman R. Lee of Truro.⁶ Norman R. Lee (1901-1985) owned a plumbing business in Truro, and also worked as a house contractor, building numerous houses in Truro and likely some of the houses in the Lee Court subdivision. They were likely responsible for naming the short street Lee Court. In 1971, the Lee family sold this house on Lot 5 to George and Marjorie Kennard of Briarcliff Mainor, NY and Edward and Kathleen Shea of Greenfield, MA, and in 1978, the Sheas sold their share to the Kennards whose family continues to own this property through an LLC.⁷

BIBLIOGRAPHY and/or REFERENCES

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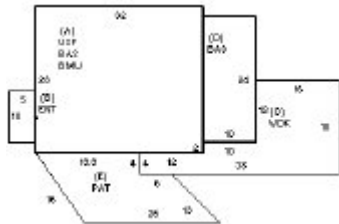


Figure 1. Assessor Sketch.



Photo 2. View from Lee Court, looking southeast.

⁵ Book 797/ page 204, Cert. of Title #22451, Land Court Plan 27973-A and B.

⁶ Cert. of Title #27020.

⁷ Cert. of Title #51823, #75425.

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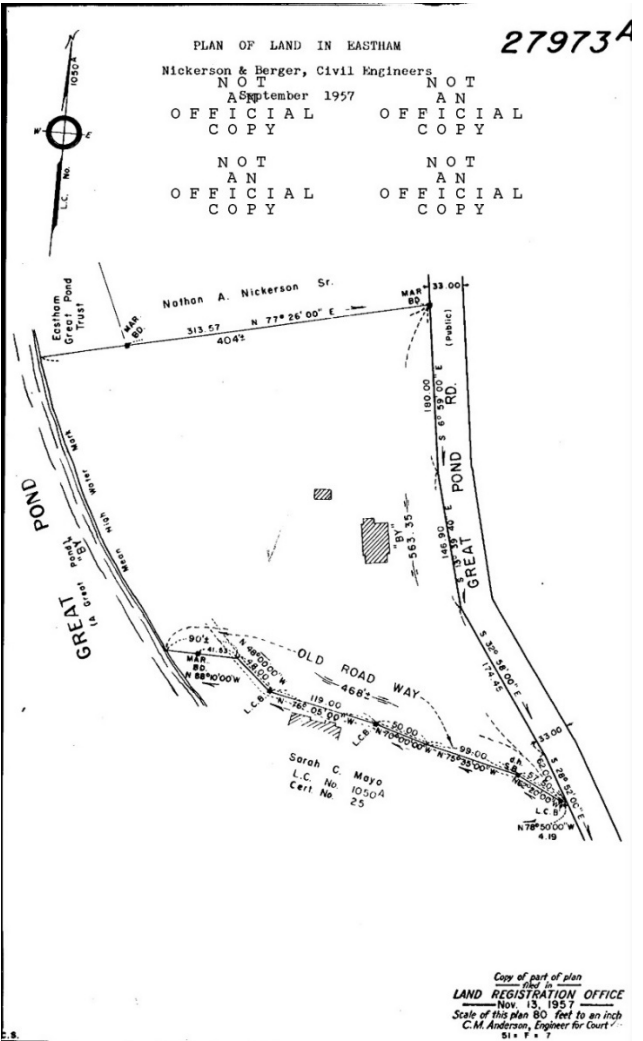


Figure 2. September, 1957 Land Court Plan 27973-A.

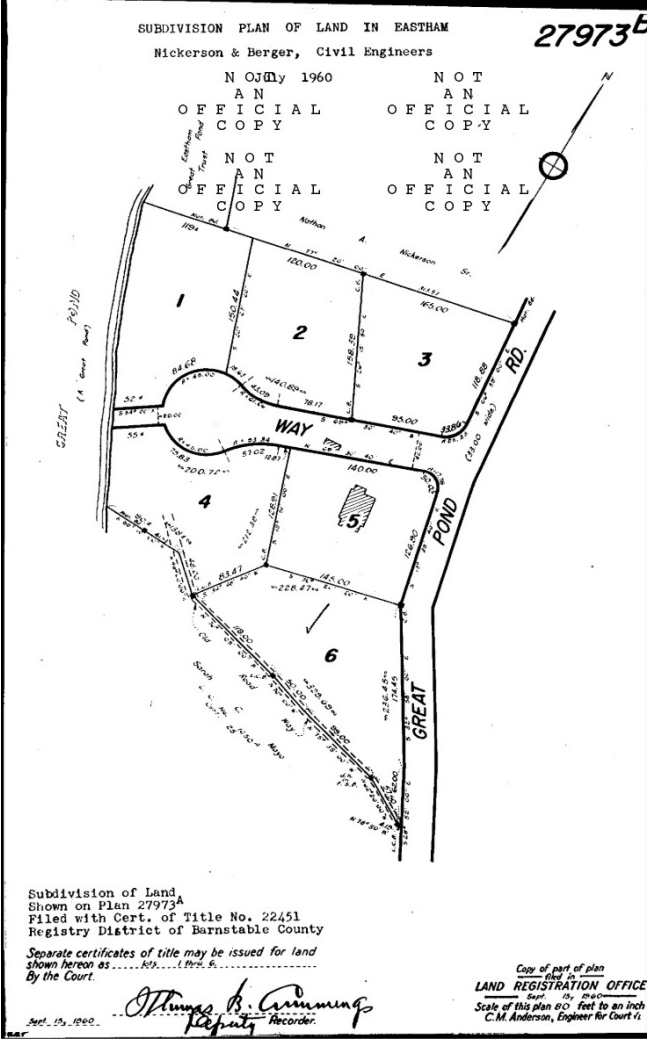


Figure 3. July, 1960 Land Court Plan 27973-A.